

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 8/30/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 7616 Grove Ave, Harrisburg PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	9/4/2024
Property Sold:	7616 Grove Ave, Harrisburg PA
Purchasers:	Annn Investment LLC
Purchase Price:	\$267,500.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$21,400.00

Dated: 9/10/2024

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

American Land Title Association	ALTA Settlement Statement - Combined Adopted 05-01-2015
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<p align="center">Universal Settlement Services of PA ALTA Universal ID: 1423 N Atherton Street 2nd Floor State College, PA 16803</p>
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File No./Escrow No. :	PA-24-1282
Print Date & Time:	September 3, 2024 3:29 pm
Officer/Escrow Officer :	Brandy McAulay
Settlement Location :	1423 N Atherton Street, 2nd Floor State College, PA 16803
Property Address:	7616 Grove Avenue Harrisburg, PA 17112
Borrower:	Annn Investment LLC 818 Mountain View Street Harrisburg, PA 17112
Seller:	H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments, LLC PO Box 57359 Washington, DC 20037
Lender:	The Lending Group Company
Settlement Date:	September 04, 2024
Disbursement Date:	September 04, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
		Lender Credits from The Lending Group Company		75.00
	267,500.00	Sale Price of Property	267,500.00	
		Deposit		10,000.00
		Loan Amount		214,000.00
1,000.00		Seller Credit		1,000.00
		Prorations/Adjustments		
	45.78	Sewer 09/04/24-10/01/24	45.78	
	355.31	City/Town Taxes 09/04/24 - 12/31/24	355.31	
	1,835.39	Assessments 09/04/24 - 06/30/25	1,835.39	
		Loan Charges to The Lending Group Company		
		% of Loan Amount (Points)	5,243.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to The Lending Group Company (continued)		
		Processing Fee	905.00	
		Underwriting Fee	675.00	
		Credit Report	153.43	
		Electronic Registration MERS Fee	24.95	
		Flood Certification	8.00	
		Tax Service	85.00	
		Prepaid Interest	1,365.35	
		\$50.57 per day from 09/04/24 to 10/01/24		
		The Lending Group Company		
		Other Loan Charges		
		Appraisal Fee to Appraisal Links, Inc	675.00	
		Final Inspection Fee to Appraisal Links, Inc	200.00	
		Impounds		
		Homeowner's Insurance to The Lending Group Company	402.68	
		4.000 months at \$100.67/month		
		Property Taxes to The Lending Group Company	819.63	
		9.000 months at \$91.07/month		
			743.92	
		4.000 months at \$185.98/month		
		Aggregate Adjustment to The Lending Group Company		455.37
		Title Charges and Escrow/Settlement Charges		
		CPL to Fidelity National Title Insurance Company	125.00	
		Lender's Title Insurance to Universal Settlement Services of PA	1,674.80	
		Coverage: 214,000.00		
		Disclosed Premium: 1,674.80		
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
		Deed Prep to The Nittany Group	150.00	
1,100.00		Final Sewer to Universal Escrow		
250.00		Final Water to Universal Escrow		
		Owner's Title Insurance to Universal Settlement Services of PA	307.80	
		Coverage: 267,500.00		
		Disclosed Premium: 307.80		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Tax Cert Fee to Universal Settlement Services of PA	95.00	
		Title Search Fee to Universal Settlement Services of PA	100.00	
		Commissions		
8,025.00		Commission - Listing Agent to Century 21 New Millennium		
6,687.50		Commission - Selling Agent to Prime Realty Services		
		Government Recording and Transfer Charges		
		Recording Fees to Dauphin County Recorder of Deeds	350.00	
2,675.00		Transfer Tax to Dauphin County Recorder of Deeds	2,675.00	
		Miscellaneous		
		Homeowner's Insurance Premium		
		12 months		
		\$1,208.00 paid outside closing by Borrower		
1,226.61		2024 county/twp taxes to West Hanover Township Tax Collector		
2,752.02		2024 school taxes to West Hanover Township Tax Collector		
8,025.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
		Attorney Title Exam Fee to RL Title and Escrow, Inc.	150.00	
13,375.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
7,964.40		delinquent taxes to Dauphin County Tax Claim		
150.00		Settlement and Closing Fee to RL Title and Escrow, Inc.	895.00	
216,505.95		Short Sale Proceeds to Fulton Bank		
Seller			Borrower	
Debit	Credit		Debit	Credit
269,736.48	269,736.48	Subtotals	287,860.04	225,530.37
		Due from Borrower		62,329.67
269,736.48	269,736.48	Totals	287,860.04	287,860.04

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower

Annn Investment LLC

BY: *Ameyad SAAD /member*

Seller

H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments, LLC

BY: _____



Brandy McAulay
Escrow Officer